

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, AUGUST 6, 2007**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Spraul-Schmidt, Fisher, Chatterjee and Raser present. Absent: Wallace, Kreider and Young.

### **CERTIFICATE OF APPROPRIATENESS, 117 W. 4<sup>TH</sup> STREET, WEST FOURTH STREET HISTORIC DISTRICT**

Staff member Adrienne Cowden presented a report on the installation of a new storefront and signage at 117 W. 4<sup>th</sup> Street, a contributing building in the West Fourth Street Historic District. Ms. Cowden explained that the new storefront will replace a modern one constructed prior to the designation of the historic district. Construction of the storefront will complete the rehabilitation of the Bromwell's store begun under an interior permit earlier this year. Unfortunately, the storefront has already been removed (without a permit), so comparisons between it and the proposed design have been based on 1991 photos.

Ms Cowden said that although the existing storefront does not meet the current guidelines that discourage recessed storefronts, it is an improvement over the existing one. She said that the new anodized aluminum storefront will be on the same diagonal as the existing. The transom will be reopened for the width of the storefront and the large Bromwell's sign replaced with a smaller, illuminated sign. She said the dimensions and operation of the new sign have been modified to conform to the Zoning Code.

Ms. Cowden said that total affect will be more open and transparent than the existing and more in character with the building and district. Ms. Cowden indicated that she had received several letters of support from neighboring property owners and merchants. She reminded the Board that it had recently approved a recessed storefront at 151 W. 4<sup>th</sup> Street to replace an existing modern one. Staff recommended approval of the proposed work.

Project architect Tom Hefley and Bromwell's owner, Jeff McClorey, were present to answer questions from the Board.

Ms. Spraul-Schmidt took exception to Mr. Hefley's July 30, 2007 letter in which he characterized the historic conservation review process as "inappropriate and counterproductive." She said that the historic overlay helped maintain the character of historic properties and the review process was beneficial to the district as a whole. Mr. Hefley responded that his letter reflected his personal opinion.

Mr. Senhauser said that the new storefront would return the street opening to its original and would reopen the façade to light and view. He said this was particularly pertinent since the Board had just recently reviewed a preliminary design for a new storefront for the 121 W. 4<sup>th</sup> Street, next door.

### **BOARD ACTION**

The Board voted unanimously (motion by Raser, second by Fisher) to approve a Certificate of Appropriateness for the proposed storefront and related sign, finding that:

1. The storefront is compatible new construction that is acceptable in this specific circumstance since the original storefront had already been replaced with a recessed, angled entryway and the new design brings the building into greater compliance with the conservation guidelines.
2. The sign meets the West Fourth Street Historic District conservation guidelines.

**NEW BUSINESS**

Following up on the previous review, Mr. Forwood reported that the proposed storefront that the Board had reviewed for Pigall's restaurant expansion into 121 W. 4<sup>th</sup> Street is being redesigned. He said the architect is reconsidering the Nana wall system and the revised design may not open onto the street as originally proposed. Mr. Raser said that he hoped the revised drawings would be better detailed than the earlier set.

This led to a general discussion of establishing minimum documentation standards for submissions to the Board. The Board agreed that detailed drawings were not always necessary for preliminary design review, but were critical for applications for Certificates of Appropriateness. Greater detail at all levels would better ensure that projects would be constructed as approved. Mr. Senhauser asked Mr. Raser to work with staff to develop a checklist that could be incorporated into the Board's Rules & Regulations.

**ADJOURN**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser, Chairman

Date: \_\_\_\_\_